

Campus Expansion--North

Herrick Archives Building 450

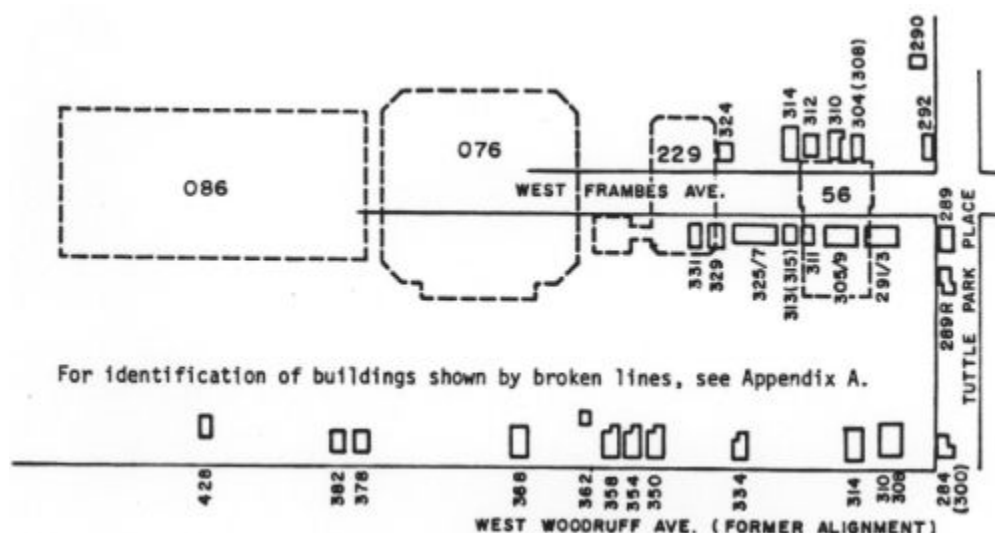
A. GENERAL EXPLANATION

1. Areas of Expansion:

With the exception of a 12.14 acre tract northwest of the Stadium, which was purchased in 1879, the original campus was bounded on the north by W. Woodruff Avenue east of the river. This boundary was pushed northward to Lane Avenue in three tracts, as follows:

1.1 Tract 1 comprises all land bounded by the river, Tuttle Park Place, W. Woodruff Ave., W. Lane Avenue. Included were houses and other structures on W. Woodruff and W. Frambes. There were no buildings on W. Lane Avenue.

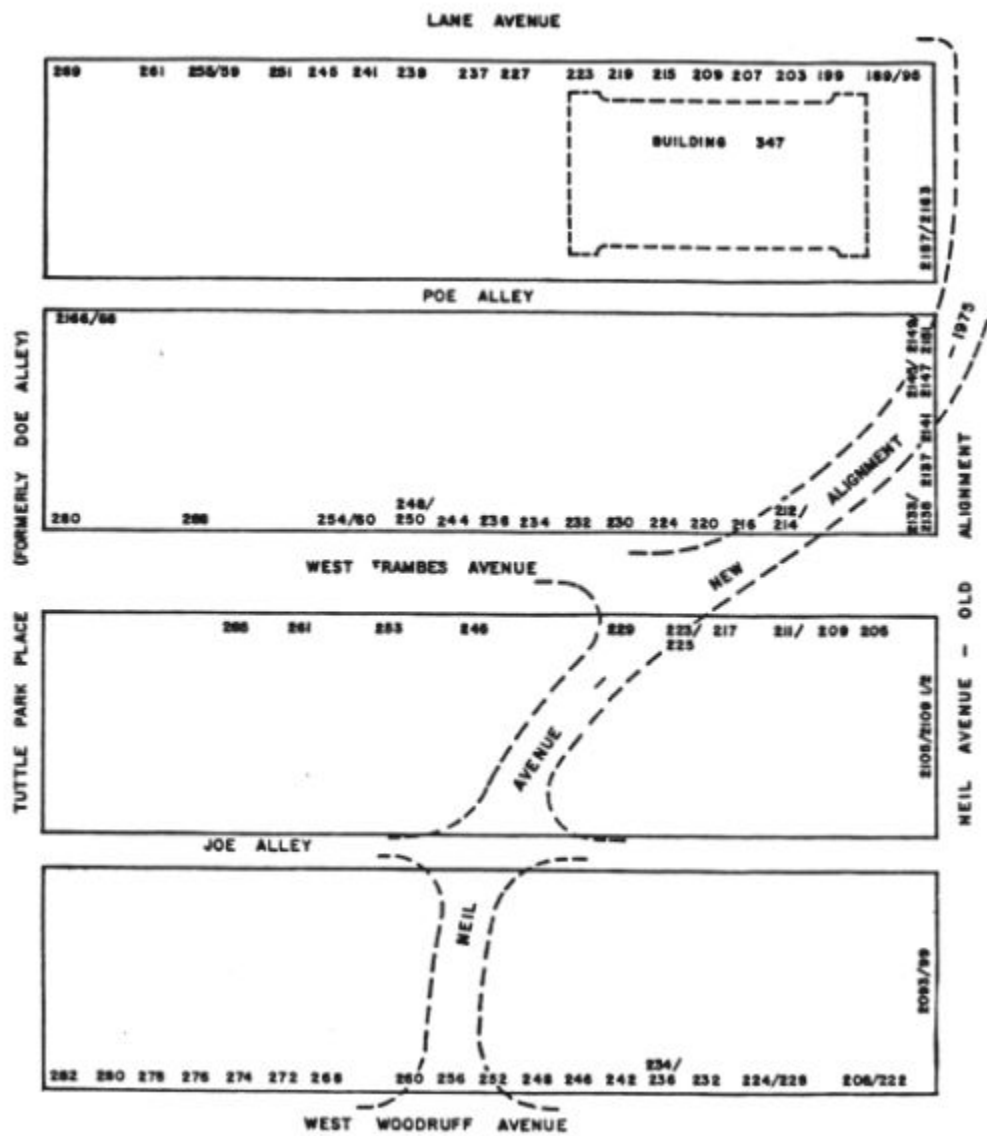
See map below for locations of houses purchased in relation to present University buildings. Small rectangles represent houses purchased, and the numbers perpendicular to the street alignments represent house numbers. Houses demolished prior to purchase and minor structures are omitted.



All the improved lots in Tract 1 were purchased between 1918 and 1936. For details, see Section B.

1.2 Tract 2 comprises the land between Tuttle Park Place and the old alignment of Neil Avenue. This tract was acquired between 1956 and 1966, originally for a dormitory site. The dormitories, however, were finally placed in Tract 3.

The map below shows the house numbers, the one University building now in the tract, and the new (1975) alignment of Neil Avenue.

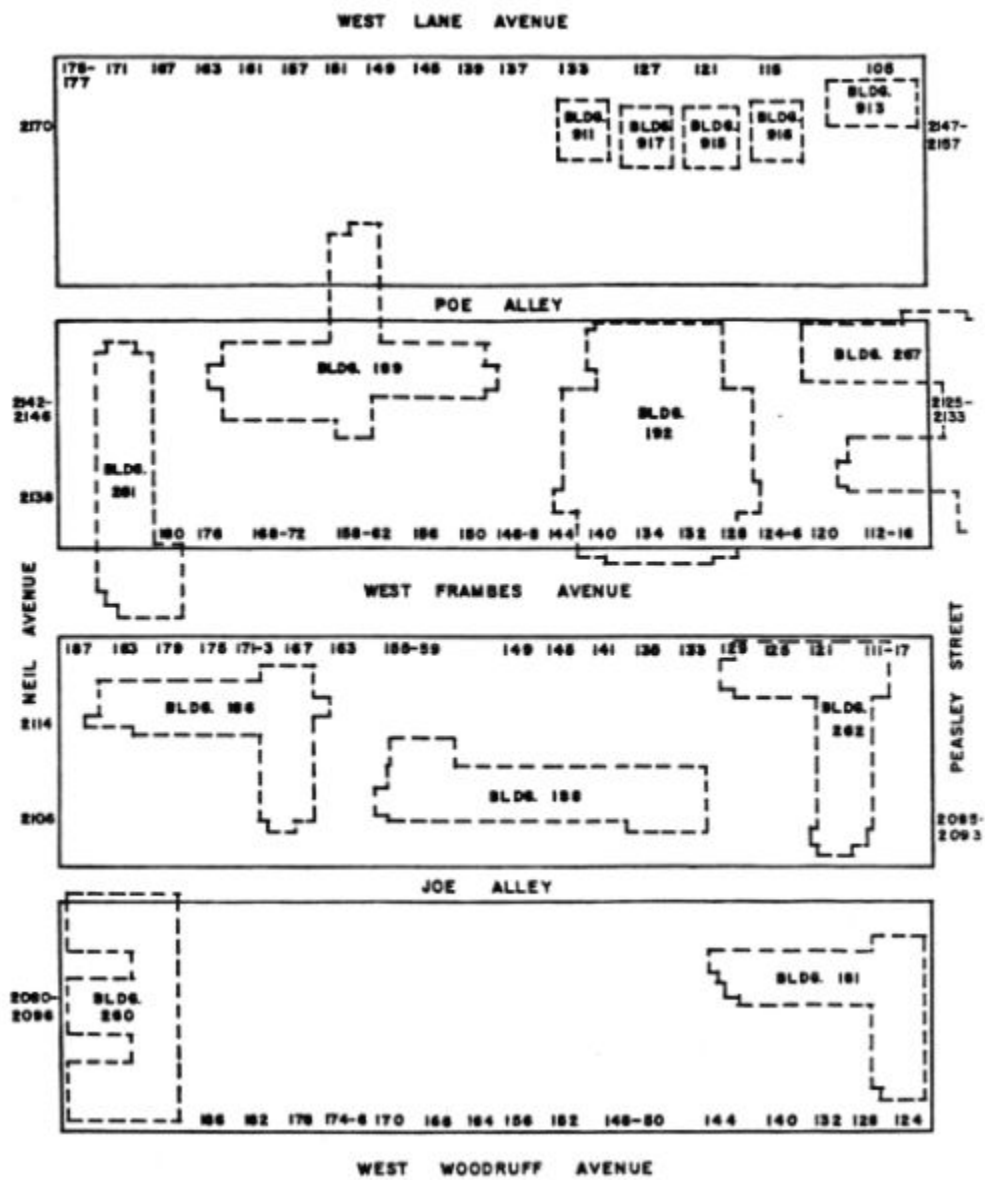


For identification of building shown, see Appendix A.

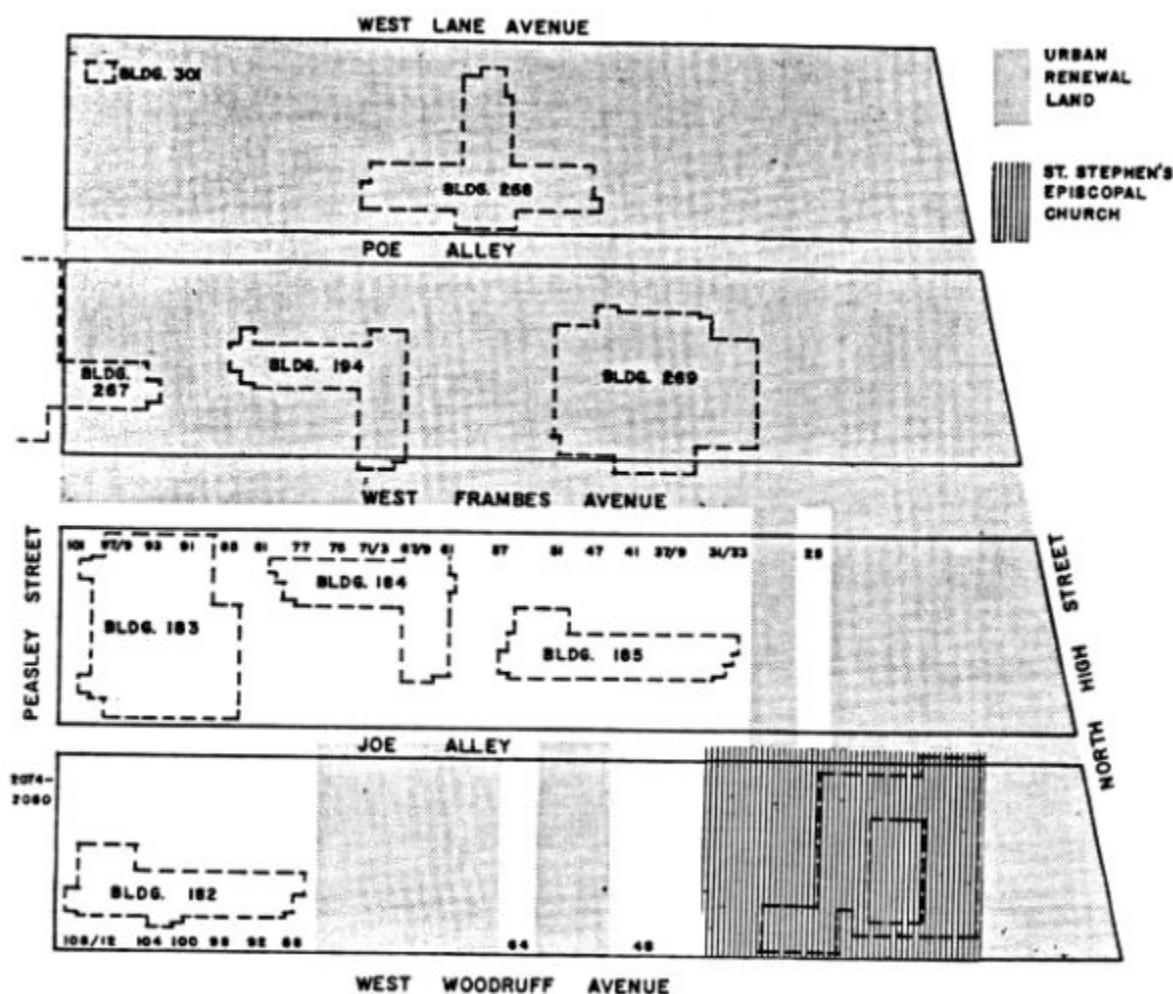
For details of acquisition of Tract 2 see Section C.

1.3 Tract 3 comprises the land between old Neil Avenue and High Street. This land was acquired between 1958 and 1967 to provide sites for the North Dorms. Exceptions are St. Stephens Church, which remains in private ownership, and Neilwood Gables (Building 260), which was purchased in 1962 by the University Housing Commission. (See separate report on Building 260).

The map below shows the house numbers and outlines the buildings now in the area.



For identification of buildings shown, see Appendix A



For identification of buildings shown, see Appendix A.

A considerable portion of Tract 3 was acquired from the City of Columbus through an urban renewal project. This land was free of buildings when sold to the University. The boundaries of this urban renewal project are shown on the map.

For details of acquisition of Tract 3, see Section D.

2. Cross References

2.1 Some buildings in this area are covered by separate reports, and these will be so indicated in this report.

2.2 Some buildings not used to house a University program were earlier assigned building numbers, and these numbers appear on pictures in Photoarchives. These numbers are indexed in Appendix A to direct the reader to this report.

3. Houses and other structures acquired in these areas have been dealt with in various combinations of the following:

3.1 Some have been leased to private parties to produce income to amortize the cost of purchase.

3.2 Some have been razed to provide construction sites for University buildings, or space for parking, recreation, or other purposes.

3.3 A few have been used to house temporarily some University programs.

4. This report lists all improved properties acquired in the area with date of acquisition and disposition of the main building, which was usually a house.

Records of disposition have been taken largely from assignment records in the Division of Campus Planning and Space Utilization. Gaps in these records will result in some errors in this list, especially the omission of temporary leasing prior to demolition.

B. TRACT 1 - RIVER TO TUTTLE PARK PLACE

1. University records do not permit any easy determination of the houses and other structures acquired in this tract. To prepare such a list, the city directories were searched and occupants of each dwelling unit were noted for each year. Copies of available atlases (Baist, Sanborn) were then examined to determine the lot numbers corresponding to the addresses in the city directories. Finally, several photographs in Photoarchives were examined to check the completeness of the list and the accuracy of the locations.

This three-pronged approach led to several conflicts and uncertainties, which leave some doubts as to the accuracy of the final list. These doubts are indicated in the list below.

The list includes the date of last listing in the city directory as an indication of the probable approximate date of demolition. Indexes to Board of Trustees minutes do not list demolitions, and no effort was made to search the minutes for demolition dates.

2. List of Improved Properties:

289 and 289 W. Frambes Avenue. Lot 1. Purchase deed executed April 3, 1930 (Deed book 939, p. 138).

Occupants in 1930: 289 - Mrs. Addie Mixon; 289R - Vacant.

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, acquisition.

290 and 292 W. Frambes Avenue. Lot 2. Purchase deed executed April 3, 1930 (Deed book 939, p. 138).

Occupants in 1930: Mr. Gillon Baptist Church in 290. Number 292 listed as vacant.

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

291/3 W. Frambes Avenue. Lots 3, 4, and 5. Purchase deed executed April 3, 1930 (Deed book 939, p. 138).

Occupants in 1930: W.L. Harris (291) and John Smith (293).

Last listed in city directory in 1930, which suggests that the house was demolished shortly after, if not before, purchase.

304 W. Frambes Avenue (shown as 308 on some maps). Lot 5. Purchase deed executed May 23, 1931 (Deed book 959, p. 78)

Not listed in 1931 city directory, which suggests building might have been demolished before purchase. Vacant in 1929 and 1930. Prior occupant was W. Frambes Avenue M.E. Church.

305/9 W. Frambes Avenue. Lots 5 and 6. Purchase deed executed April 3, 1930 (Deed book 939, p. 138).

Occupants in 1930: #305 Vacant; #309, Edward Bridges

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

310 W. Frambes Avenue. Lot 6. Purchase deed executed October 11, 1939 (Deed book 934, p. 24).

Occupants 1929 and later: O.B. Hardiman, Rev. G.W. Hardiman (at 310 1/2).

Last listed in city directory in 1930.

311 W. Frambes Avenue. Purchase deed executed April 3, 1930. (Deed book 939, 138)

Occupant in 1930: W.J. Sutcliff

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

312 W. Frambes Avenue. Lot 7. Purchase deed executed September 9, 1929 (Deed book 929, p. 405)

Occupied by John Smith in 1939; vacant in 1930.

Last listed in city directory in 1930.

313 W. Frambes Avenue. (315 on some maps). Purchase deed executed April 3, 1930. (Deed book 939, p. 138)

Occupied by Robert W. Galbraith in 1930.

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

314 W. Frambes Avenue. Lot 8. Purchase deed executed October 11, 1929 (Deed book 934, p. 24)

Occupied in 1939 and 1930 by Brady White.

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

324 W. Frambes Avenue. Lot 11. Purchase deed executed May 20, 1930. (Deed book 940, p. 406)

Occupied in 1930 by Wm. Walls.

Last listed in city directory in 1930, which suggests demolition shortly after, if not before purchase.

325/7 W. Frambes Avenue. Purchase deed executed April 3, 1930. (Deed book 939, p. 138)

Occupied in 1930 by James Edwards. (#325). Number 327 was vacant.

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

329 W. Frambes Avenue. Purchase deed executed April 3, 1930. (Deed book 939, p. 138)

Vacant in 1930.

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

331 W. Frambes Avenue. Purchase deed executed April 3, 1930 (Deed book 939, p. 138)

Vacant in 1930. Formerly Mt. Gillion Baptist Church (1926 through 1928).

Last listed in city directory in 1930, which suggests demolition shortly after, if not before, purchase.

284 W. Woodruff Avenue. Listed in city directory through 1924, and then replaced by 300 W. Woodruff starting in 1925. It is my belief that these were one and the same, and that either the house number was changed or the city directory was in error in one or the other instance. I have placed the house on Lot 1,

which later became part of the west half of Doe Alley, now Tuttle Park Place.

Purchased deed executed May 18, 1923. (Deed book 746, p. 375).

Occupants in 1923 and later: Mrs. D. Layner, Bert Faught, and Ernest Ford.

Last listed in city directory in 1932.

308/10 W. Woodruff Avenue. A double house on Lots 3 and 4. Purchase deeds executed May 19, 1930 and July 3, 1930. (Deed books 942, p. 179 and 940 p. 338).

Occupants of 308 in 1930 and later: Clarence M. Beard, Mrs. Zenia Crouse, Everson Inscho, P. Tennant.

Occupants of 310 in 1930 and later: Pearl Davis, Earl N. Ackey, Mrs. Esther Ackey, Myron Rankin, Lawrence Marx.

Demolition approved by Board of Trustees on April 9, 1956 to clear way for improvement of Arena site (Building 076).

314 W. Woodruff Avenue. Lot 5. Purchase deed executed May 17, 1930. (Deed book 940, p. 336).

Occupants 1920-21 and later: LeRoy Wilson, Elizabeth Wilson, Charles F. Mullick, Adolph Singenstreu.

Last listed in city directory in 1937 (vacant).

334 W. Woodruff Avenue. Lot 10. Purchase deed executed October 21, 1920. (Deed book. 741, p. 399).

Occupants 1920-21 and later: F.G. LeCrone, A.C. Chesbro.

Last listed in city directory in 1935.

350 W. Woodruff Avenue. Lot 14. Purchase deed executed July 22, 1925. (Deed book 807, p. 173).

Occupants 1925 and later: R.A. Bowers, Robert H. Graham

Last listed in city directory in 1937.

354 W. Woodruff Avenue. Lot 15. Purchase deed executed April 3, 1930. (Deed book 939, p. 133).

Occupants 1930 and later: S.V. Dempsey, Homer C. Batey

Last listed in city directory in 1937.

358 W. Woodruff Avenue. Lot 16. Purchase deed executed June 7, 1921. (Deed book 717, p. 124).

Occupants 1921 and later: Ray Jenkins, Max Lehman.

Last listed in city directory in 1932.

362 W. Woodruff Avenue. Lot 17. Purchase deed executed October 19, 1920. (Deed book 706, p. 362).

Occupants 1920-21 and later: Pearl Davis, E.N. Ackey.

Last listed in city directory in 1931.

368 W. Woodruff Avenue. Lot 20. Purchase deed executed August 30, 1930. (Deed book 950, p. 582)

Occupant in 1930 was Bess R. McCague.

Last listed in city directory in 1930.

378 W. Woodruff Avenue. Lot 25. Purchase deed executed October 6, 1921. (Deed book 706, p. 360).

Occupant 1920-21 and later: W.J. Sutcliff

Last listed in city directory in 1925.

382 W. Woodruff Avenue. Lot 26. Purchase deed executed September 14, 1920. (Deed book 706 p. 363).

Occupants 1920-21 and later: B. Junk, Alva Loring.

Last listed in city directory in 1922.

428 W. Woodruff Avenue. Lot 32. Purchase deed executed December 3, 1929. (Deed book 935 p. 28).

Occupant 1929 and later. T.A. Fisher

Last listed in city directory in 1930.

C. TRACT 2 - TUTTLE PARK TO NEIL

The list that follows shows for each property the year of acquisition. All of the buildings were razed and the land assigned to parking. Later some of the land was used as the site for Building 347 and for relocation of Neil Avenue.

Records of interim leasing or other uses of buildings in this area are lacking or not readily available, and no extensive search for such information has been made. However, such information as has been found is noted.

1. South side of Lane Avenue

1.1 The only house known to have been leased on an interim basis was 199 W. Lane.

1.2 Dates of acquisition were as follows:

189/95 - 1966
199 - 1960
203 - 1965
207 - 1965
209 - 1965
215 - 1959
219 - 1966
223 - 1966
227 - 1957
237 - 1956
239 - 1966
241 - 1966
245 - 1956
251 - 1959
255 - 1956
259 - 1956
261 - 1956
269 - 1956

2. North side of W. Frambes Avenue

2.1 No houses in this block are known to have been leased on an interim basis.

2.2 Dates of acquisition were as follows:

214 (or 212) - 1966
216 - 1966
220 - 1966
224 - 1966
230 - 1956
232 - 1962
234 - 1957
236 - 1956
244 - 1956
248/50 - 1956
254/60 - 1966
268 - 1956
280 - 1956

3. South side of W. Frambes Avenue

3.1 No houses in this block are known to have been leased on an interim basis.

3.2 Dates of acquisition were as follows:

205 - 1963
209 - 1962
211/13 - 1956
217 - 1956
223/5 - 1957
229 - 1957
245 - 1956
253 - 1956
261 - 1956
265 - 1959

4. North side of W. Woodruff Avenue

4.1 No houses in this block are known to have been leased on an interim basis.

4.2 Dates of acquisition were as follows:

208/22 - 1966
224/28 - 1966
232 - 1957
234/36 - 1958
242/46 - 1958
248 - 1957
252 - 1956
256 - 1956
260 - 1956
268 - 1956
272 - 1956
274 - 1956
276 - 1956

278 - 1956

280 - 1956

282 - 1956

5. West side of Neil Avenue

5.1 No buildings in this block are known to have been based on an interim basis.

5.2 Dates of acquisition were as follows:

2093/99 - 1966

2105/09¹/₂- 1959

2133/35 - 1966

2137 - 1958

2141-1965

2145/47- 1965

2149/51 - 1965

2157/63 - 1966

6. East side of Tuttle Park Place (Doe Alley)

The one building on this block was 2166/68. It was purchased in late October 1956 and demolition was approved by the Board of Trustees in March 1957. This probably precludes any interim leasing.

D. TRACT 3 - NEIL TO HIGH

As indicated earlier in this report, a considerable portion of this tract was acquired through the Urban Renewal Administration, and came to the University as vacant land.

As a convenience to the reader the addresses included in the urban renewal project are listed here. This list is based on secondary sources; city records should be consulted for a definitive list.

W. Woodruff (even): 2-14. 56-62. 68-86

W. Frambes (odd): 15-21, 27/9

W. Lane (even): 14-100 (everything east of Peasley)

W. Lane (odd): 15-89 (everything east of Peasley)

N. High (odd): 2057-2137 (everything from Woodruff to Lane)

The list that follows shows for each property the year of acquisition. Most buildings were razed to provide construction sites for the North Dorms. However, six buildings remain standing, and a few others were leased or used for University purposes before demolition. These are clearly noted.

Records of interim leasing in this area are not complete and no extensive search has been made to compile a completely accurate list of properties so leased. However, such information as has been found is noted.

1. South side of W. Lane Avenue

1.1 The block from High Street to Peasley Street is omitted. since it was in the urban renewal area.

1.2 Buildings at 105, 115, 121, 127, and 133 are still standing and are leased to provide funds for amortization of their cost. Building 105 contains eight dwelling units; the others contain four units each.

No other buildings in this block are known to have been leased on an interim basis.

1.3 Dates of acquisition were as follows:

105 - 1965
115 - 1965
121 - 1965
127 - 1965
133 - 1965
137 - 1965
139 - 1965
145 - 1963
149 - 1963
151 - 1963
157 - 1962
161 - 1962
163 - 1965
167 - 1965
171/71 $\frac{1}{2}$ - 1963
175/77 - 1965

2. North side of W. Frambes Avenue

2.1 The block from High Street to Peasley Street is not included. since it was in the urban renewal area.

2.2 No buildings in this block are known to have been leased on an interim basis.

2.3 Dates of acquisition were as follows:

112/16 - 1964
120 - 1964
124/26 - 1964
128 - 1964
132 - 1964
134 - 1964
140 - 1964
144 - 1964
146/48 - 1964
150 - 1963
156 - 1963
158/62 - 1963
168/72 - 1963
176 - 1962
180 - 1963

3. South side of W. Frambes Avenue

3.1 Buildings at 15,19, 21, and 27/9 were acquired through urban renewal and are not listed here.

3.2 Houses in these two blocks that were leased on an interim basis include 125 and 129 and possibly also 25 and 175.

The house at 71 W. Frambes was used temporarily to construct a mock-up of new dormitory rooms being planned for the area, and the mock-up was occupied by students who evaluated the facilities.

3.3 Dates of acquisition were as follows:

25 - 1960
31/3 - 1960
37/9 - 1960
41 - 1960
47 - 1960
51 - 1960
57 - 1960
61 - 1961
67/9 - 1959
71/3 - 1960
75 - 1961
77 - 1959
81 - 1960
85 - 1961
91 - 1959
93 - 1961
97/9 - 1961
101 - 1961
111/17 - 1964
121 - 1964
125 - 1959
129 - 1959
133 - 1962
135 - 1962
141 - 1961
145 - 1961
149 - 1961
155/9 - 1959
163 - 1962
167 - 1960
171/3 - 1961
175 - 1960
179 - 1961
183 - 1961
187 - 1961

4. North side of W. Woodruff Avenue

4.1 Buildings at 2 through 14, 56/8, 60/2, and 68 through 86 were acquired through urban renewal and are not listed here.

4.2 Houses in these two blocks that were leased on an interim basis include 64, 128, 164, and 178.

The house at 152 W. Woodruff was used for a time by House Economics. See report for Building 965. The houses at 182 and 186 were razed to provide parking space for the Neilwood Gables apartments (Building 260).

4.3 Dates of acquisition

48 - 1958
64 - 1960
88 - 1961
92 - 1961

98 - 1960
100 - 1959
104 - 1961
108/12- 1961
124 - 1962
128 - 1960
132 - 1958
140 - 1958
144 - 1962
148/50- 1965
152 - 1960
156 - 1965
164 - 1959
166 - 1965
170 - 1965
174/6 - 1965
178 - 1960
182 - 1965
186 - 1965

5. Both sides of Peasley Street

5.1 The building at 2147/57 is the same as 105 W. Lane Avenue, and is leased. No other building on this street is known to have been leased on an interim basis.

5.2 Dates of acquisition were as follows:

2074/80 - 1961
2085/93 - 1964
2125/33 - 1964
2135/45 - 1965
2147/57 - See 105 W. Lane Avenue.

6. East side of Neil Avenue

6.1 No building in this block is known to have been leased on an interim basis.

6.2 Dates of acquisition were as follows:

2080/96 - see Building 260
2106 - 1962
2112(2114) - 1964
2138 - 1964
2142/46 - 1964
2170 - Same building as 175 W. Lane

John H. Herrick
August 3, 1977

ADDENDUM NO. 1

The double house at 308/10 W. Woodruff appears in photograph X13931.

John H. Herrick
December 15, 1977

ADDENDUM NO. 2

No attempt has been made to identify the structures listed in this report on the maps listed in the book of campus maps in the University Archives. However, many of the structures are shown on Sheets 70, 71, and 72.

John H. Herrick
October 26, 1979

ADDENDUM NO. 3

The Office of Campus Planning and Space Utilization now uses 450 for the Weather Station-West at the Ohio Agricultural Research and Development Center at Wooster.

John H. Herrick
March 17, 1988